To:        Paul Luke, Chairman, Skokie Plan Commission  
From:     Steve Marciani, Planning Supervisor  
Re:  2019-01P: Site Plan Approval  
4000 and 4012 Church Street and 9220 Crawford Avenue  

Related Case –  2017-40P: Site Plan Approval

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### General Information

<table>
<thead>
<tr>
<th>Location</th>
<th>4000 and 4012 Church Street and 9220 Crawford Avenue</th>
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<tbody>
<tr>
<td><strong>Purpose</strong></td>
<td>A request to amend an existing site plan approval for a 2-lot planned development in a TX Transit Mixed-Use zoning district and an R1 Single-Family zoning district to reduce the size of a previously approved mixed-use residential and commercial building with enclosed and surface parking, an existing religious assembly building with surface parking, and storm water detention, and any relief that may be discovered during the review of this case.</td>
</tr>
<tr>
<td><strong>Petitioner</strong></td>
<td>The Church Street Synagogue, Inc., Noya, LLC, and Albert Parkway Outparcel, LLC, on behalf of Raffi Arzoumanian</td>
</tr>
<tr>
<td><strong>Size of Site</strong></td>
<td>56,389 square feet (1.294 acres) with frontage on Crawford Avenue, Church Street, and Keystone Avenue</td>
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</table>
| **Existing Zoning & Land Use** | TX Transit Mixed-Use - vacant lot and parking lots  
R1 Single-Family - religious assembly |
| **Adjacent Zoning & Land Use** | North | R1 Single-Family - public park  
South | B1 Service Commercial - multi-tenant office building, beauty parlor, vacant storefront, upper-story residences over nonresidential uses  
East | B1 Service Commercial - sports and recreation education, beauty parlor, dry-cleaning and laundry establishment, fine and performing arts education  
R1 Single-Family - detached residences  
West | B1 Service Commercial - dry-cleaning and laundry establishment, beauty parlor, nail salon, clinic, upper-story residences  
R1 Single-Family - detached residences |
| **Comprehensive Plan** | The site is designated as retail/service employment and single family detached residential. |
SITE INFORMATION

- Public sidewalks run along Church Street, Crawford Avenue, and Keystone Avenue.
- Bike lanes are planned for Church Street, from Linder Avenue to the west and McCormick Boulevard to the east.
- A concrete paved, east-west running public alley divides the 9220 Crawford Avenue and 4000 and 4012 Church Street properties.
- Overhead utilities run along the south side of the public alley as well as within a portion of the parkway on the north side of Church Street.
- The 4000 and 4012 Church Street properties are accessible from 2 one-way driveways on Church Street.
- The 9220 Crawford Avenue property is accessible from a one-way driveway at Keystone.
- The site is directly served by the Pace 208 Golf Road and Pace 215 Crawford-Howard bus routes.

PETITIONER’S SUBMITTAL

The petitioners are requesting to amend an existing site plan approval for a 2-lot planned development in a TX Transit Mixed-Use zoning district and an R1 Single-Family zoning district to reduce the size of a previously approved mixed-use residential and commercial building with enclosed and surface parking, an existing religious assembly building with surface parking, and storm water detention, and any relief that may be discovered during the review of this case.

The petitioner stated:

The property is located at the northwest corner of Crawford Ave and Church St. The existing building that has been recently demolished used to be utilized for commercial, retail and religious uses in the past. The previous owner, KCT congregation has constructed a new synagogue adjacent to the site and located at 9220 Crawford Ave. Therefore; building was longer in use.

The proposal would improve the site with a mixed-use building including approximately 2,500 square foot of retail and parking on ground floor with 15 dwelling units above.

There is a mixed use building adjacent to the site and there is commercial, retail, religious and residential uses surrounding the site.

The building and the site have been underutilized for many years. The proposed improvements will create viable commercial space that will be supported by the neighborhood, the proposed residential as well as the large community of the adjacent synagogue.

The commercial space, the activity of the residence and the large plaza will significantly improve the character and the neighborhood. It will invite pedestrian use of the area. This type of activity will improve the safety of the area and no doubt will positively impact the value of the properties in the vicinity of the site.
As mentioned above there is a parking lot and a parking area on the current site with curb cuts on Church Street. The proposal consolidates the parking within the building and along the alley and removes two curb cuts along the Church Street. The result is a significant improvement to the traffic conditions along the Church Street and creates additional on street parking.

The development of the site includes meeting all of the utility and storm water detention requirements of the Village and the agencies.

**STAFF ANALYSIS**

All pertinent departments and divisions were offered an opportunity to comment on this case. The Forestry, Engineering, Fire Prevention, and Planning Divisions provided comments on the subject case.

**Water and Sewer**

The Water and Sewer Division was not able to comment at this time because of the lack of civil drawings submitted with the application.

**Forestry Division**

The Forestry Division reminds the petitioner that tree protection fencing is required for site trees and tree removal permits are required. Plant details were not provided on the landscaping plan. The plant palette must be reviewed and approved by Forestry and Planning Divisions prior to the hearing before the Board of Trustees.

**Engineering Division**

The proposed plan indicates that 39 total vehicle parking spaces are required and 39 are provided on plans. This includes 20 spaces for the residences, 3 spaces for guests, 9 spaces for the retail, and 7 spaces for the synagogue. Retail parking was calculated at a 1 space per 300 ft² use.

All surface parking lots shall have continuous curbing. The plans are not clear if curbing will be provided along the west side of the property. The exterior parking areas will also need to provide adequate lighting in accordance with §118-212(k) of the Village Code. The illumination level for an off-street parking area shall be an average maintained horizontal footcandle ratio of 1.0 to 3.0 footcandles or per IES standards for other application purposes. Uniform illumination is desirable, and the lowest footcandle value at any point on the pavement should not be less than 1/4 the designed average maintained horizontal footcandles. This lighting plan must be submitted and approved prior to the issuance of a building permit.

Parking spaces against walls must be a minimum of 10’ wide. Please verify the width of residential guest space 1 (R.G. 1).
It should be noted that an IDOT permit is required for the driveway removals and any other work in the Church Street right-of-way and a Cook County permit is required for the alley apron improvement and any other work in the Crawford Avenue right-of-way.

Fire Prevention Bureau

The Fire Prevention Bureau would like to make the petitioner aware that the following will be required of this development:

1) A fire alarm installed
2) Direct connect/ monitoring of alarm to Skokie Dispatch
3) An addressable annunciator at the main entrance.
4) A fire sprinkler system installed per NFPA 13 (2010)
5) A Knox Box at the main entrance
6) FDC must be within 100' of a Village Fire Hydrant
7) A fire engineer will be required to calculate demand and fire flow to determine if the building will require a fire pump.
8) A stand pipe system must be installed per NFPA 14 (2010)
9) Strobes in the non-residential restrooms
10) Illuminated exits
11) Emergency lighting
12) Portable extinguishers mounted per NFPA 10
13) Elevators will be installed in accordance with the IBC and Village Code
14) Carbon monoxide alarms and detection systems in the enclosed parking garage
15) A radio amplification system may be required.
16) An area of refuge including two-way speakers may be required in each stairwell.
17) If the garage is unheated, a dry-pipe sprinkler system will be required.

Planning Division

In 2009, V.O. 09-11-Z-3719 allowed for a special use permit for a planned development on the subject site to build a synagogue at 9220 Crawford Avenue with 7 required parking spaces on the 4000 Church Street property, where the synagogue was previously located. At that time, the petitioner stated to the Plan Commission and the Village Board that it intended to return the 4000 Church Street property to a suitable commercial use once the synagogue building was completed.
In 2018, V.O. 18-2-Z-4360 allowed for the modification of the 2009 ordinance to construct a 4-story mixed-use building on the 4000 Church site with 3,800 ft² of modern commercial space and 24 upper-story residences. The new building would have included 39 residential off-street parking spaces, 7 off-street parking spaces for the synagogue, 13 commercial off-street parking spaces, and 4 residential guest off-street parking spaces both at-grade and underground.

The proposed plan modifies the 2018 plan with a smaller 4-story mixed-use building with approximately 2,800 ft² of leasable modern commercial space as well as (10) 3-bedroom and (5) 2-bedroom upper-story residences. The northwest corner units are mislabeled as 2-bedroom units. The new building includes enough off-street parking to accommodate the 7 parking spaces for the synagogue, the residential use, and enough commercial off-street parking spaces for most retail uses. Because this is a mixed-use zoning district, a commercial use with a higher parking requirement will be allowed to occupy the space using the financial contribution in lieu of providing off-street parking option in §118-218(7)e. of the Village Code. This money it put into a fund to create additional public parking on-street or at a nearby location.

For the purposes of calculating the floor area ratio (FAR), the building is approximately 49,590 ft² (all exterior dimensions that are covered by a roof), the lot area is 18,864 ft², yielding an FAR of 2.63. The base FAR in the TX district is 2.00. The building qualifies for bonuses for a lot facing 2 or more streets of 0.35 and public plaza over 1,000 ft² of 0.75, totaling 3.10. The FAR requirement is met. The bonus for public art is no longer necessary.

Bicycle parking for 6 bikes is provided in a plaza area.

The prior approved relief for a 22'-wide driveway at 4000 Church is no longer required. The other 6 items of relief from the prior ordinance and all relevant conditions that applied to 9220 Crawford will carry forward into this new ordinance.

**APPEARANCE COMMISSION**

At its February 13, 2019, meeting, the Appearance Commission approved the proposed building, landscaping concept (including landscaping at the southeast corner of the commercial space), and wall sign band (case 2019-002A), subject to a reduction of brick and the addition of a horizontal element on the terrace parapet walls, complementing the guardrails of the residential porches above. Please note that the specific landscape plan with plant list, and sign package may need to return to a future Appearance Commission meeting, and shall comply with the Village Code.

**STAFF RECOMMENDATIONS**

Staff recommends that the petitioner’s request to amend an existing site plan approval for a 2-lot planned development in a TX Transit Mixed-Use zoning district and an R1 Single-Family zoning district that includes a mixed-use building with enclosed parking, an existing religious assembly building with surface parking, and storm water detention
be **APPROVED** based upon the Proposed Positive Findings of Fact and subject to the recommended site plan approval conditions listed below.

Staff further recommends that the special use permit for a planned development, V.O. 18-2-Z-4360, be repealed, with the appropriate conditions and items of relief from the repealed ordinance incorporated into the new ordinance.

**RECOMMENDED SITE PLAN APPROVAL CONDITIONS**

1. Prior to the hearing of the subject case before the Board of Trustees, the petitioners must revise the landscape plan to show the specific genus, species, common name, quantities, and sizes and receive approval from both the Forestry and Planning Divisions.

2. Prior to the hearing of the subject case before the Board of Trustees, the petitioners must revise the site plan to show:
   a. Continuous curbing along west side of property in the parking lot with the face of curb 2’ east of the property line and 2’ north of the building (resulting in 16’ deep parking spaces).
   b. The width of residential guest parking space 1 (must be at least 10’)
   c. R7-8 and R7-1101 signs in front of the accessible parking space.

3. Prior to the hearing of the subject case before the Board of Trustees, the petitioners must revise the floor plans to:
   a. Indicate the northwest corner units as having 3 bedrooms, not 2 bedrooms.
   b. Correct the revision date on the 3rd and 4th floor plan.

4. The petitioner shall develop the Subject Property in substantial conformance with the final Village approved ground floor and other floor plans dated <insert date of final approved plan>, landscape plan dated <insert date of final approved plan>, and building elevations dated <insert date of final approved plan>. (Standard)

5. The intersection of the east-west alley and Crawford will be monitored by the Village for one year after final occupancy of 4000 Church Street. If after one year, there are reported accidents or queuing delays at this intersection, the petitioner may be required to install “do not enter” signs at the alley/Crawford entrance to prevent motorists turning from northbound Crawford into alley;

6. At 4000 Church Street, the following parking spaces shall be reserved and signed for specific users and accessible to the public at all times:
   a. Seven (7) vehicle parking spaces are reserved for the religious assembly use at 9220 Crawford;
   b. Three (3) vehicle parking spaces are reserved for residential guests. Parking in these spaces by residents of the building is specifically
prohibited;

c. Nine (9) vehicle parking spaces are reserved for the commercial use. Parking by any resident or guest in these parking spaces is specifically prohibited during business hours of any commercial user in the building. If more than one commercial user occupies the site, no required commercial parking space on the site may be for the exclusive use of any tenant;

7. No restriction of use may be placed on the commercial space that is more restrictive than is allowed in the Skokie Village Code;

8. The parking relief that has been applied to 9220 Crawford Avenue applies only to the Church Street Synagogue (Kehilat Chovevei Tzion) and only so long as it strictly enforces the Jewish religious laws which prohibit the use of motor vehicles on the Sabbath and High Holidays. Any other congregation that wishes to use the 9220 Crawford premises must apply a parking determination and site plan approval through the full public hearing process for the purpose of determining whether or not it strictly enforces such laws. In the event the owner of the Subject Property desires to change the use of the 9220 Crawford building, then a new parking requirement must be determined;

9. Access to 7 spaces for 9220 Church at 4000 Church Street shall be open and accessible for parking and pick-up and drop-off purposes at all times;

10. Occupancy of the social hall located at 9220 Crawford shall be limited to 231 seats;

11. Kehilat Chovevei Tzion shall provide the Community Development Department with an off-site parking location and operation plan approved by the Engineering Division. Off-site parking and shuttle service to and from the synagogue shall be established for all non-Sabbath functions with the anticipated attendance of 100 or more persons. In the event there is a substantial change in circumstances, i.e. the Petitioner acquires additional property or obtains the right to additional parking spaces within close proximity, then Petitioner may request the Mayor and Board of Trustees to consider a modification of this condition;

12. Easements at 9220 Crawford Avenue shall be reserved for all Village and Village-franchised public utilities;

13. 9220 Crawford Avenue must meet Village storm water detention requirements as though it is a commercial development;

14. No abandoned items, including abandoned vehicles, shall be allowed to remain on the site;

15. Prior to the issuance of building permits, the petitioner shall submit for approval a lighting photometrics plan, fully developed civil engineering plans that comply with the county WMO requirements and Village’s stormwater control provisions, and redevelopment engineering plans to address all aspects of private and public utility services. Any reconfigurations within state ROW will require an IDOT highway/utility permit;
16. The proposed building at 4000 Church shall not exceed in floor area the floor area for which it is entitled to by §118-184(b) of the Skokie Village Code;

17. New parking lot and exterior lighting shall meet Illuminating Engineering Society of North America (IES) standards, be full cut-off design, and be directed away from adjacent properties, subject to the approval of the Engineering Division;

18. Any outdoor sound systems shall at all times maintain audio levels that are compliant with the Skokie Village Code;

19. All existing damaged public sidewalks or public sidewalks damaged due to the implementation of this plan shall be replaced;

20. No objects are allowed within a 15-foot sight distance triangle between 30” and 84” from grade except traffic control devices listed in the Manual on Uniform Traffic Control Devices;

21. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage, landscaping, structures, and any other facilities or infrastructure on the Subject Property shall be maintained in a good state of repair, and when needed, be repaired or replaced in a timely manner;

22. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other objects that may impede travel. Trash shall only be allowed within a designated trash enclosure and shall be screened from public view in an enclosure approved by the Appearance Commission. All trash shall be contained in such a way as to remain out of sight at all times, except for waste receptacles referenced in Condition Number 18 below. If a restaurant is on-site, waste receptacles shall be placed on the Subject Property for the use of customers, and that the Health Department shall determine the size, type, and location of these units;

23. All off-street parking spaces shall be legibly striped and maintained;

24. Any plan to modify parking lot striping must be approved by the Director of Engineering. The handicapped parking spaces shall be installed and maintained in compliance with State of Illinois Accessibility Standards and the Skokie Village Code, including required signage;

25. Vehicles shall not be allowed to be parked in or otherwise block common driveways, sidewalks, aisles, or other points of access at any time, shall only be parked in designated parking spaces, and shall not overlap the striped lines of designated parking spaces. The owner of the Subject Property and any tenant shall ensure that employees park on the Subject Property;

26. All overhead new utilities on the Subject Property shall be placed or relocated underground. The petitioner shall bear the full cost of any utility relocation and/or conflicts;

27. The petitioner shall sign an "Agreement for Installation and Maintenance of Landscaping" to assure that the Subject Property and parkway landscaping is completed and maintained, including trimming, watering, and replacing of dead
28. All new construction, alterations, and remodeling shall meet current International Building and NFPA Life Safety Codes as amended;

29. The petitioner shall obtain all required permits and approvals for improvements to County, State, or Federal rights-of-way from the governing jurisdiction;

30. Prior to the issuance of building permits, the petitioner shall submit to the Village of Skokie Community Development Department a Cook County Assessor's Office Petition for Consolidation of Property with associated fees to consolidate property identification numbers 10-15-232-017-0000, 10-15-232-018-0000, and 10-15-232-026-0000 into a single tax parcel or provide evidence that the petition was submitted to Cook County;

31. The Subject Property must conform to the Village's storm water control requirements as contained in the Skokie Village Code, including the disconnection of any downspouts;

32. All modifications to building elevations, signage, and landscaping shall be subject to the review and approval of the Skokie Appearance Commission;

33. The petitioner shall submit to the Planning Division electronic files of the plat of survey, site plan, and landscape plan in their approved and finalized form. The files shall be scaled 2-dimensional drawing files on non-compressed, non-read only CD-ROM *.dwg AutoCAD format;

34. Prior to the issuance of building permits, the petitioner shall submit to the Planning Division of the Community Development Department the name, property address, email address, and telephone number of the company and contact person responsible for site maintenance in compliance with this site plan approval;

35. If work is to be performed on public property or if public property is utilized or impacted during construction and/or development, the owner shall provide, or shall cause the developer and/or contractor to provide, the Village of Skokie with a certificate of insurance naming the Village of Skokie as additionally insured for any and all claims related to any and all work. The owner shall hold, and shall cause the developer and/or contractor to hold, the Village of Skokie harmless and indemnify the Village for any and all claims for property damage or personal injury related to work on or use of public property;

36. The petitioner shall comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations; and

37. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to initiate hearings to determine whether the subject Ordinance, as well as any applicable business licenses, should be revised or revoked. The petitioner...
shall pay all costs related to any hearings conducted as a result of non-compliance with any of the provisions of the enabling ordinance. The costs shall include but not be limited to court reporter fees, attorney fees, and staff time required researching and conducting said hearing.

CONTINUING ITEMS OF RELIEF IN V.O. 18-2-Z-4360

(i) Section 118-78(b) to increase the allowable impermeable surface from 50 percent to 86 percent for 9220 Crawford Avenue.

(ii) Section 118-111(3)(d) to increase the building height at 9220 Crawford Street from 32 feet to 35 feet to accommodate a 35-foot high skylight.

(iii) Section 118-217(c)(3) to allow parking in a required front yard on a through lot at 9220 Crawford Avenue.

(iv) Section 118-111(5) to reduce the Crawford Avenue required front yard from 25 feet to 10 feet to accommodate a covered entry for 9220 Crawford Avenue.

(v) Section 118-111(8) to increase the maximum land coverage by buildings from 40 percent to 52 percent for 9220 Crawford Avenue.

(vi) Section 118-218(2) to modify the off-street vehicle parking requirements for the synagogue to 31.

ATTACHMENTS

1. Proposed Positive Findings of Fact for Site Plan Approval for 2019-01P
2. Demo and Proposed Site Plan, dated January 15, 2019
3. Ground Floor Plan, dated January 15, 2019
4. Second and Third Floor Plans, dated August 15, 2017
5. Fourth Floor and Roof Plans, dated January 15, 2019
6. Elevations, dated January 15, 2019
7. 3D Views, dated January 12, 2019
8. Photos, dated January 15, 2019
9. Landscape Plan, dated January 15, 2019
10. Land Use and Zoning Map
<table>
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<tr>
<th>Consideration</th>
<th>Finding</th>
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<tr>
<td>The request is harmonious with and does not adversely affect adjacent properties.</td>
<td>The neighborhood already includes other mixed-use buildings and the religious assembly use already exists.</td>
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<tr>
<td>The request can demonstrate that adequate public facilities, including roads, drainage, utilities, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.</td>
<td>Adequate public facilities exist to serve the requested use and new stormwater control is being provided on the 4000 Church Street parcel.</td>
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<td>The request demonstrates adequate provision for maintenance of the associated structures.</td>
<td>No problems are anticipated with respect to the maintenance of the associated structures.</td>
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<td>The request has considered and, to the degree possible, addressed the adverse effects on the natural environment.</td>
<td>New stormwater detention will mitigate the effects of local flooding.</td>
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<tr>
<td>The request will not create undue traffic congestion.</td>
<td>Traffic congestion will only be minimally increased as a result of this request.</td>
</tr>
<tr>
<td>The request will not adversely affect public health, safety, and welfare.</td>
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</tr>
<tr>
<td>The request conforms to all applicable provisions of this code, except where relief is granted with the request.</td>
<td>All applicable provisions of this code are conformed to, except where relief is granted with the request.</td>
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</table>
1. INSTALL ADDRESSABLE ANNUNCIATOR PANEL AT MAIN ENTRANCE
2. INSTALL KNOX BOX WITH FUNCTIONING KEYS AT MAIN ENTRANCE
3. INSTALL FIRE ALARM TO HAVE DIRECT CONNECT/MONITORING OF ALARM TO SKOKIE DISPATCH

4000 CHURCH STREET DATA:
- FAR: 2.45
- LOT AREA: 18,977.88 SF
- MAX FAR: 18,977.88 SF x 2.45 = 46,544.81 SF
- PROPOSED FLOOR AREA: 44,994.58 SF

- RESIDENTIAL DWELLING UNITS: 15 UNITS
- MIN RETAIL AREA: 2,806.84 SF
- RETAIL AREA: 2,811 SF
- PUBLIC PLAZA: 1,032 SF
- PROPOSED FLOOR AREAS (SF INCLUDING BALCONY AND TERRACE AREAS WITH COVER):
  - 1ST FLOOR: 11,227.37 SF
  - 2ND FLOOR: 11,379.84 SF
  - 3RD FLOOR: 11,379.84 SF
  - 4TH FLOOR: 10,487.53 SF
  - ROOF ACCESS: 520.00 SF
- TOTAL PROPOSED FLOOR AREA: 44,994.58 SF

- BUILDING HEIGHT: 45' TOP OF MAIN ROOF
- PARKING:
  - REQ. RESIDENTIAL PARKING: 15X1.35= 20.25 SPACES
  - REQ. RESIDENTIAL GUEST PARKING: 15X0.15 = 2.25 SPACES
  - REQ. RETAIL PARKING: 2,811/300 = 9.3 SPACES
  - REQ. KCT PARK'G AT 4000 CHURCH STREET: 7 SPACES
- TOTAL REQ. PARKING: 39 SPACES
- PROPOSED INDOOR PARKING: 20 SPACES
- PROPOSED GUEST PARKING: 3 SPACES
- PROPOSED RETAIL PARKING: 9 SPACES
- PROPOSED KCT PARK'G AT 4000 CHURCH ST: 7 SPACES
- TOTAL PROPOSED PARKING: 39 SPACES

- BIKE PARK'G:
  - REQ. RETAIL BIKE PARK'G: 7 x.15= 1 SPACE
  - REQ. RESIDENTIAL BIKE PARK'G: 20x.15= 3 SPACES
- TOTAL REQUESTED BIKE PARKING: 4 SPACES
- PROPOSED RETAIL BIKE PARK'G: 5 x.15= 1 SPACE
- TOTAL PROPOSED BIKE PARK'G: 6 SPACES

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SK1.02
1/8" = 1'-0" 1 GROUND FLOOR
1/16" = 1'-0" 2 BASEMENT PLAN